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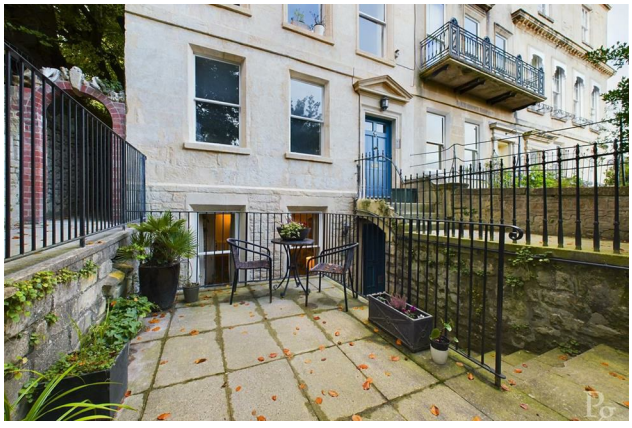
20TH ANNIVERSARY

Lansdown Terrace, Lansdown, Bath

- Share of freehold
- Fully furnished
- Courtyard with storage vault
- Neutral decor throughout
- Council tax band A
- Studio style apartment
- Modern stylish kitchen
- Popular prestigious location
- Beautiful sash windows
- EPC rating C



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Offers In The Region Of £235,000

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Beautiful Georgian Grade II Listed Studio-Style Apartment for Sale

Discover this beautifully presented Georgian Listed studio-style apartment, blending historical charm with modern comforts. The apartment features a unique bedroom situated off the living room, offering an open and airy feel. Stylish sash windows throughout enhance the character of the space while allowing ample natural light.

This snug yet contemporary home boasts a modern kitchen and a sleek, updated shower room, as well as a utility room for added convenience. Two extractors with humidistats ensure optimal air quality. You'll also find plenty of storage, including a vault storage area, and access to a lovely communal courtyard garden for outdoor enjoyment.

Available fully furnished, the apartment is ready for immediate use. Its neutral décor adds to the overall bright and inviting atmosphere.

Key features:

Gas central heating
Energy-efficient rating: C
Low council tax band (A)
Stylish sash windows
Shared courtyard garden

This is a rare opportunity to own a piece of history, with the convenience of modern living in a desirable Georgian-listed building. Ideal as a cosy home or a buy to let investment.

Tenure: Leasehold with share of freehold
Original Lease length 999 years from 1981
Jointly managed with owners of the 3 other properties
Ground rent zero
Council Tax Band A
Service Charge £120 per calendar month
Management Company: 3 Lansdown Terrace Bath Limited

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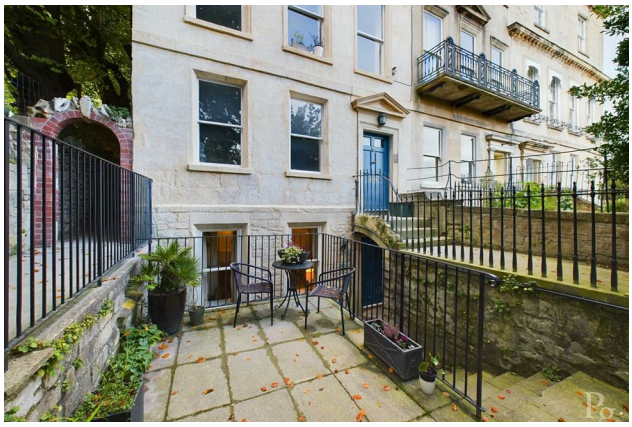
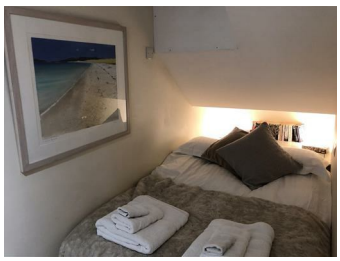


SITTING ROOM

Two sash windows to front elevation. Sofa bed with storage
Console In front of fireplace with shelving and mounted TV
Two radiators. Fusebox. TV point

BEDROOM AREA



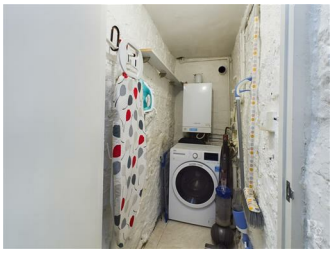
Radiator. Recessed hanging storage with shelving
Large trunk with lighting. Telephone point. Under bed storage

KITCHEN

Kitchen comprising wall and base cupboards with granite effect worktops over and tiled splash backs
Separate fridge and freezer. Dishwasher.

Sink with drainer and mixer tap over.
Gas cooker and oven with extractor over

BATHROOM & UTILITY ROOM



Stylish modern white suite comprising floating wash hand basin with draw below and mixer tap over
Walk-in shower. Floor to ceiling tiles.
Wall mounted stainless steel towel rail. 2 extractor fans
Shaver point. LED mirror with clock.
Low level WC. Utility room housing washer/dryer and gas combi boiler (internet controlled) and shelving

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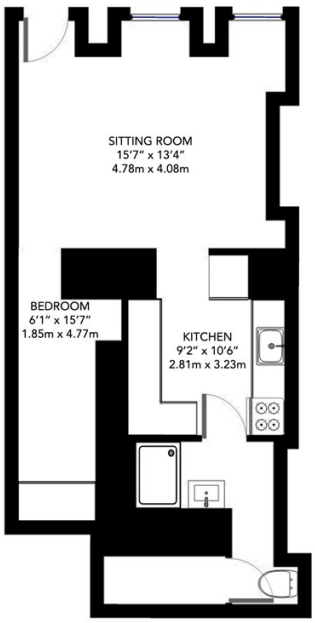
LOWER GROUND FLOOR



TOTAL FLOOR AREA : 415 sq.ft. (38.6 sq.m.) approx.

Whilst every attemp has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any such error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.